

**CITY OF FORT WORTH BURCHILL CHANNEL DRAINAGE IMPROVEMENTS  
PARCEL No. 3PE  
CITY PROJECT No. 01712  
DOE No. 6662  
MITCHELL BOULEVARD  
JOHN RINGER SURVEY, ABSTRACT NO. 1286  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS**

**EXHIBIT "A"**

Being a permanent drainage easement situated in the John Ringer Survey, Abstract No. 1286, City of Fort Worth, Tarrant County, Texas, said permanent drainage easement being a portion of a tract of land deeded to Jerome Monroe as recorded in Volume 9255, Page 2273 of the Deed Records of Tarrant County, Texas, said permanent drainage easement being more particularly described as follows:

**COMMENCING** at a 5/8 inch iron rod found for the northwest corner of Lot 1, Block 1 of Holy Name of Jesus Catholic Church Addition, an addition to the City of Fort Worth, Tarrant County, Texas as recorded in Cabinet A, Slide 6696 of the Plat Records of Tarrant County, Texas, said 5/8 inch iron rod being the southwest corner of a 7.213 acre tract of land (by deed) deeded to Uplift Education as recorded in County Clerk's File No. D212069479 of said Deed Records of Tarrant County, Texas, said 5/8 inch iron rod also being in the southeast right-of-way line of Beach Street (a 100' right-of-way); **THENCE** North 24 degrees 42 minutes 23 seconds East, with the northwest line of said 7.213 acre tract of land and with the southeast right-of-way line of said Beach Street, a distance of 274.52 feet to a point for the most westerly northwest corner of said 7.123 acre tract of land, from which an "X" cut in concrete found for the most northerly northwest corner of said 7.213 acre tract of land bears North 54 degrees 46 minutes 41 seconds East, a distance of 92.60 feet, said "X" cut in concrete being the intersection of the southeast right-of-way line of said Beach Street with the southerly right-of-way line of Avenue J (a variable width right-of-way); **THENCE** a radial bearing of South 75 degrees 04 minutes 06 seconds West, a distance of 129.83 feet to the **POINT OF BEGINNING** of the herein described permanent drainage easement, said point being the most easterly corner of said tract of land deeded to Jerome Monroe, said point also being the intersection of the southerly right-of-way line of said Avenue J with the northwest right-of-way line of said Beach Street;

**THENCE** South 24 degrees 41 minutes 33 seconds West, with the southeast line of said tract of land deeded to Jerome Monroe and with the northwest right-of-way line of said Beach Street, a distance of 44.15 feet to a point for corner;

**THENCE** North 42 degrees 02 minutes 41 seconds West, a distance of 11.82 feet to a point for the beginning of a curve to the left having a radius of 205.00 feet, a central angle of 27 degrees 07 minutes 31 seconds, and whose chord bears North 55 degrees 36 minutes 26 seconds West, a chord distance of 96.15 feet;

**THENCE** with said curve to the left, an arc length of 97.05 feet to a point for corner in the northerly line of said tract of land deeded to Jerome Monroe, said point being in the southerly right-of-way line of said Avenue J;

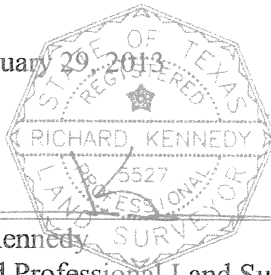
**THENCE** North 76 degrees 01 minutes 33 seconds East, with the northerly line of said tract of land deeded to Jerome Monroe and with the southerly right-of-way line of said Avenue J, a distance of 75.35 feet to a point for the most northerly corner of said tract of land deeded to Jerome Monroe;

**THENCE** South 38 degrees 21 minutes 27 seconds East, with the northerly line of said tract of land deeded to Jerome Monroe and with the southerly line of said Avenue J, a distance of 52.50 feet to the **POINT OF BEGINNING**, and containing 3,632 square feet or 0.083 acres of land, more or less.

**Notes:**

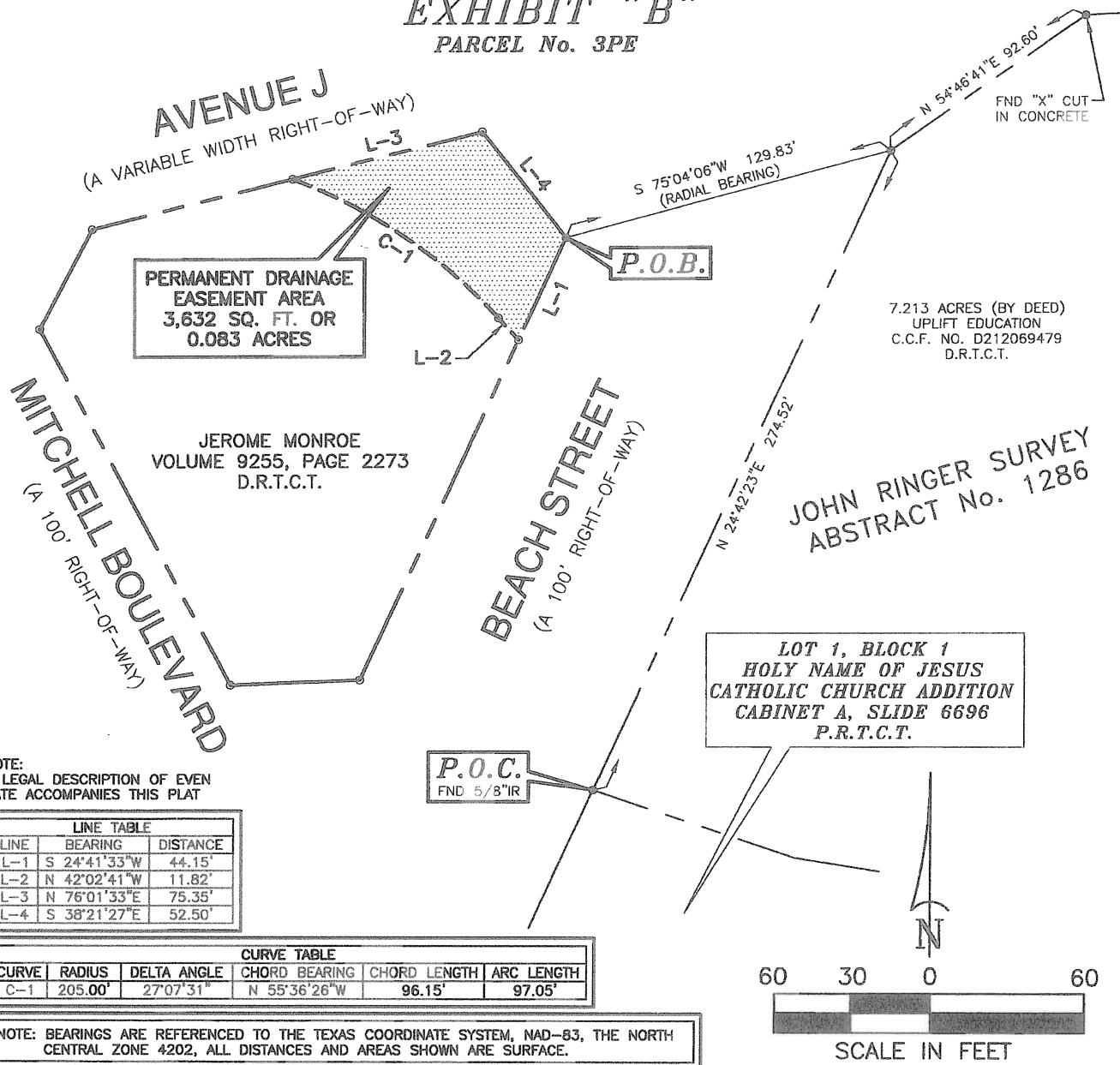
- (1) A plat of even survey date herewith accompanies this legal description.
- (2) Bearings are referenced to the Texas Coordinate System, NAD-83, The North Central Zone 4202, all distances and areas shown are surface.

Date: January 29, 2013

  
Richard Kennedy  
Registered Professional Land Surveyor  
No. 5527

# EXHIBIT "B"

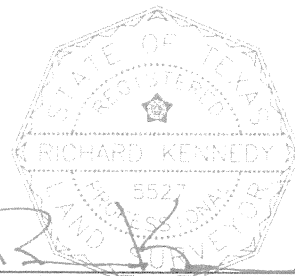
PARCEL No. 3PE



## City of Fort Worth

1000 THROCKMORTON STREET • FORT WORTH, TEXAS 76102

EXHIBIT SHOWING  
A  
PERMANENT DRAINAGE EASEMENT  
OUT OF A  
TRACT OF LAND  
SITUATED IN THE  
JOHN RINGER SURVEY, ABSTRACT No. 1286  
AS RECORDED IN  
VOLUME 9255, PAGE 2273  
DEED RECORDS OF TARRANT COUNTY, TEXAS



PROJECT: BURCHILL CHANNEL IMPROVEMENTS  
CITY PROJ. No. 01712 | DOE No. 6662  
EASEMENT AREA: 3,632 SQUARE FEET OR 0.083 ACRES  
JOB NO. FNI 1119.00 | DRAWN BY: SMP | CAD FILE: FNI1119 ESMT-3.dwg  
DATE: JANUARY 29, 2013 | EXHIBIT B PAGE 1 OF 1 | SCALE: 1" = 100'

RICHARD KENNEDY  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5527

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